



DEPARTMENT OF PLANNING AND ZONING
MARSHA MCLAUGHLIN, DIRECTOR

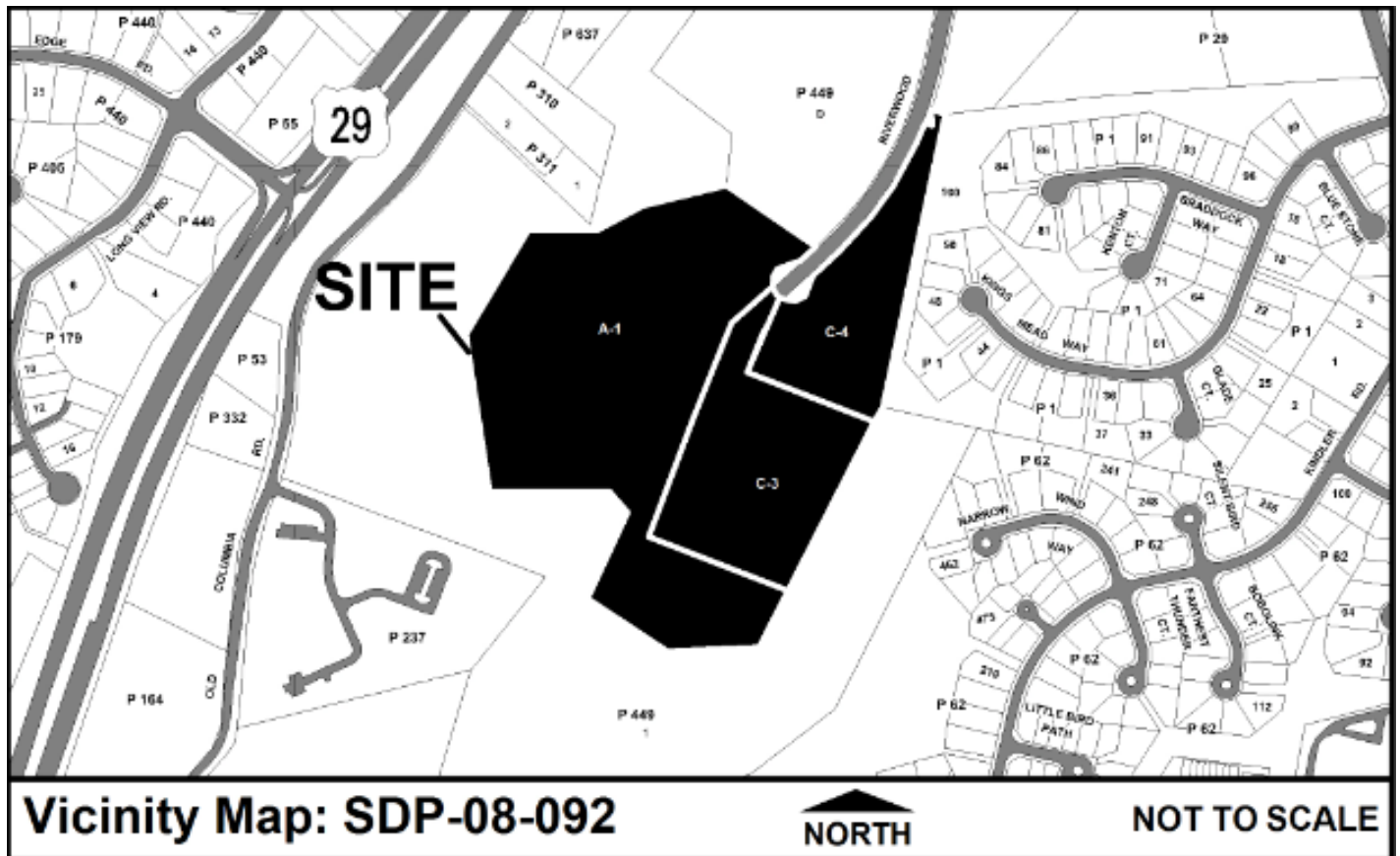
TECHNICAL STAFF REPORT

Planning Board Meeting of January 16, 2014

Case No./Petitioner: SDP-08-092, Rivers Corporate Park

Request: This request is for approval of a "Red-Line Revision" to the site development plan to allow the construction of a parking garage, and additional/reconfigured surface parking in accordance with Section 125.0.G of the Howard County Zoning Regulations. The subject property is zoned New Town – Employment Center Industrial and is part of the Columbia, Rivers Corporate Park, Section 1, Areas 1 & 2 subdivision and is subject to FDP-184-A-IV.

DPZ Recommendation: The Department of Planning and Zoning recommends that the Planning Board approve the proposed parking garage and surface parking subject to compliance with any comments from the Planning Board. No outstanding comments were received from reviewing agencies.



Existing Site Description and Vicinal Properties:

The site is located at the end of Riverwood Drive, off of Old Columbia Road, and consists of three parcels totaling 30.20 acres. Each parcel is improved with an existing office building with a combined total of 1,035 parking spaces. The site has three access drives from the Riverwood Drive cul-de-sac.

Parcel 'A-1': 160,400 square foot 1-story building (608 parking spaces)

Parcel 'C-3': 89,295 square foot 3-story building (312 parking spaces)

Parcel 'C-4': 26,320 square foot 1-story building (115 parking spaces)

The majority of the site is surrounded by New Town Credited Open Space, excluding the R-12 zoned property to the east of Parcel 'C-4' and the New Town - Employment Center Industrial use north of Parcel 'A-1'.

Site History:

County Council Resolution 173-2012 approved the termination and abandonment of 0.4966 acres of public road for Riverwood Drive in order to accommodate the site design revisions. Currently, a resubdivision plat is being processed with Planning and Zoning to incorporate the terminated portion of Riverwood Drive right-of-way within new Parcels 'A-2', 'C-5', 'C-6' and 'D-1'. The resubdivision plat is required to be recorded prior to the signature approval of the "Redline Revision" site development plan originals.

Legal Notice:

The subject property was properly posted with one (1) Planning Board meeting poster with the date, time and place of the Planning Board meeting for 15 days prior to this meeting. The poster was placed perpendicular to Riverwood Drive.

Proposed Improvements:

The petitioner is proposing to renovate the site design to meet the Department of Defense (DOD) requirements for Anti-Terrorism Force Protection. The renovations include:

- The construction of a 45 foot high 3-story parking garage (approximately 177' X 255' in size) on Parcel 'A-2' that accommodates 408 parking spaces. This parking garage results in the reconfiguration of the front parking lot.
- The addition of a rear parking lot on Parcel 'A-2' that accommodates an additional 72 parking spaces.
- Reconfiguration of the access from Riverwood Drive. This includes the abandonment of 0.4966 acres of public road in order to meet DOD requirements and provide a singular gated access with a guard station to all three parcels.

There are no additions to the existing buildings or additional floor area square footage proposed for the site. A shared access and parking agreement for all three parcels has been recorded in the Land Records of Howard County as Liber 11717, Folio 293. The existing surface parking includes 1,035 parking spaces while the proposed surface parking and garage includes a total of 1,378 parking spaces. Since the parcels are treated as a single parcel for development purposes in accordance with Section 128.0.A.10 of the Zoning Regulations, the internal parking setbacks established in the Final Development Plan are not applicable. Internal parking lot landscaping has been provided for the new surface parking spaces in accordance with the Landscape Manual.

Engineering Improvements:

The Limit of Disturbance (LOD) for these improvements is 5.2 acres with 3.3 acres of existing impervious area. This site is greater than 40% impervious and qualifies for redevelopment under Section 5.5 of the MDE 2000 Stormwater Design Manual. Most of the runoff from the site currently drains to a stormwater management (SWM) pond built under SDP-85-089. A small portion of the existing runoff drains to a stream to the north of the site. No new additional area will drain to the stream untreated then currently does today. Since the existing pond does not meet the MDE 2000 SWM criteria, new additional Environmental Site Design (ESD) SWM practices are required. Stormwater management for the site will be provided by four micro-bioretenement facilities. One of the facilities is located behind the existing building and the other three are

located near the proposed parking garage.

FDP Development Criteria Requirements:

The proposed “Red-Line Revision” to the existing Site Development Plan is in compliance with all applicable requirements of FDP-184-A-IV as follows:

❖ **Setback Requirement (Criteria Item 6 & Criteria Item 6C-2):**

No structure shall be located within 25 feet of the right-of-way of any public street, road, or highway except, however, that any building or structure exceeding twenty feet in height shall be set back an additional one foot for each additional foot of building height in excess of twenty feet. No structure shall be erected within 100 feet of any boundary line of any residential district. *The proposed parking garage is approximately 320 feet from Riverwood Drive cul-de-sac and the proposed guard station is 29 feet from the cul-de-sac.*

No parking lot shall be located within 25 feet of the right-of-way of any public street, road, or highway. No parking shall be located within 10 feet of any lot line. *The parking is well over the requirement from a public right-of-way and the parking setback from lot lines is in accordance Section 128.0.A.10 of the Zoning Regulations for integrated development.*

❖ **Permitted Uses (Criteria Item 7):**

A variety of industrial uses are listed within the FDP criteria, including professional offices and buildings.

❖ **Height Limitations (Criteria Item 8):**

No structure shall be constructed within the area encompassed by this Final Development Plan Phase exceeding 50 feet in height from the highest adjoining ground elevation along the front of the structure. *The proposed parking garage is 45 feet in height and the proposed guard station and canopy is 17 feet in height.*

❖ **Parking Requirements (Criteria Item 9):**

Two parking spaces shall be provided for each 1,000 square feet of net leasable area contained within any building or buildings constructed upon land encompassed by this Final Development Plan Phase devoted to office uses. *No additional net leasable area is proposed to be constructed with the revision to the site development plan therefore no additional parking is required.*

❖ **Coverage Requirements (Criteria Item 12):**

In no event shall more than 50 percent of the land included within any lot within this Final Development Plan Phase be covered by buildings or other major structures, except in accordance with a site plan approved by the Howard County Planning Board. No coverage limitation is imposed upon areas used for shrubbery, sidewalks, paved parking areas, etc. *The total lot coverage for Parcel ‘A-2’ is 26.2%, the total lot coverage for Parcel ‘C-5’ is 9.5%, and the total lot coverage for Parcel ‘C-6’ is 11.9%.*

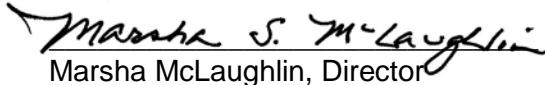
Recommendation:

Based on the above findings, the Department of Planning and Zoning recommends that the Planning Board approve the proposed “Redline Revision” for construction of a parking garage, and additional/reconfigured surface parking as requested by the petitioner.

SRC Action:

The Subdivision Review Committee (SRC) has determined this “Redline Revision” may be approved subject to minor comments from the Development Engineering Division and Division of Land Development.

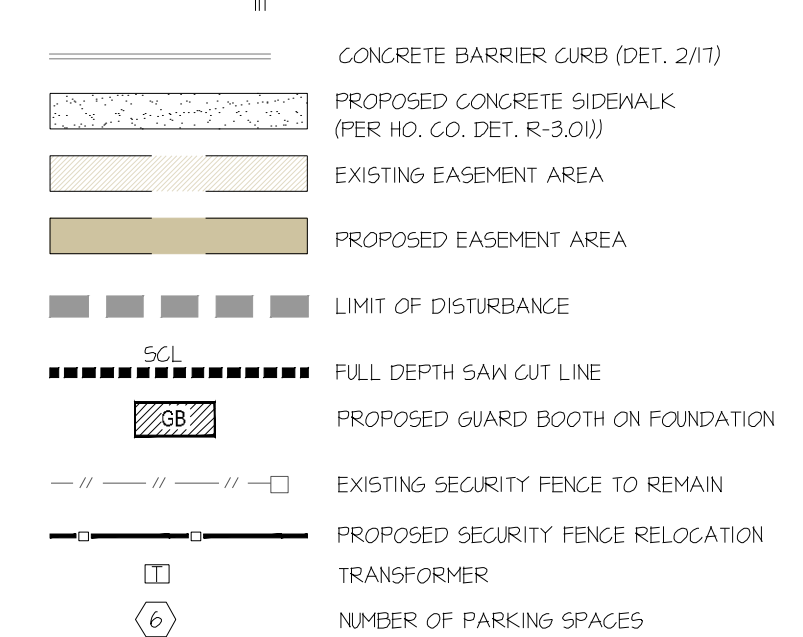
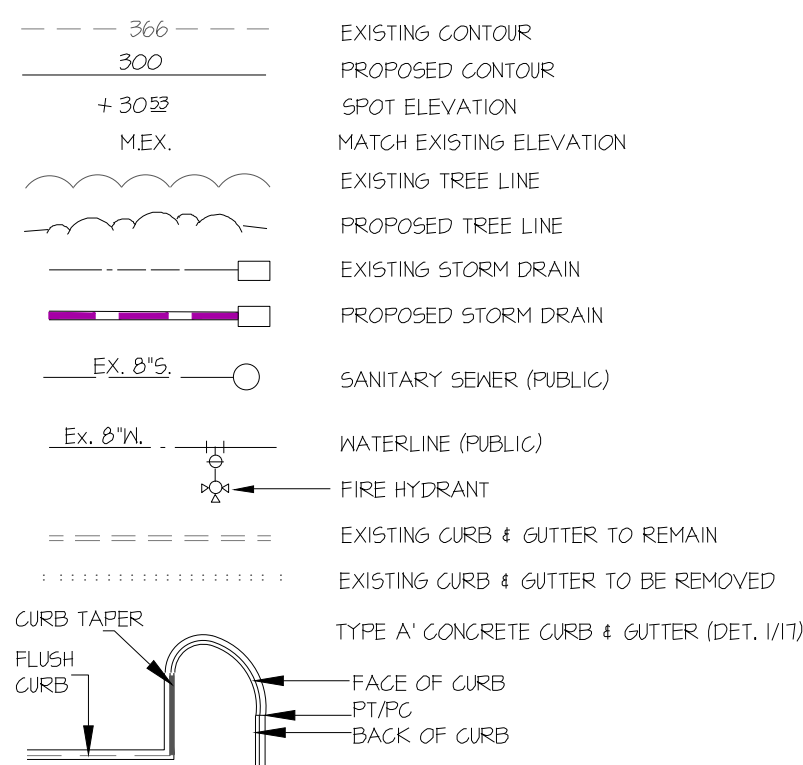
The redline revision Site Development Plan file is available for public review at the Public Service Counter of the Department of Planning and Zoning, Monday – Friday, 8:00AM to 5:00PM.


Marsha McLaughlin, Director
Department of Planning and Zoning

1/7/13
Date

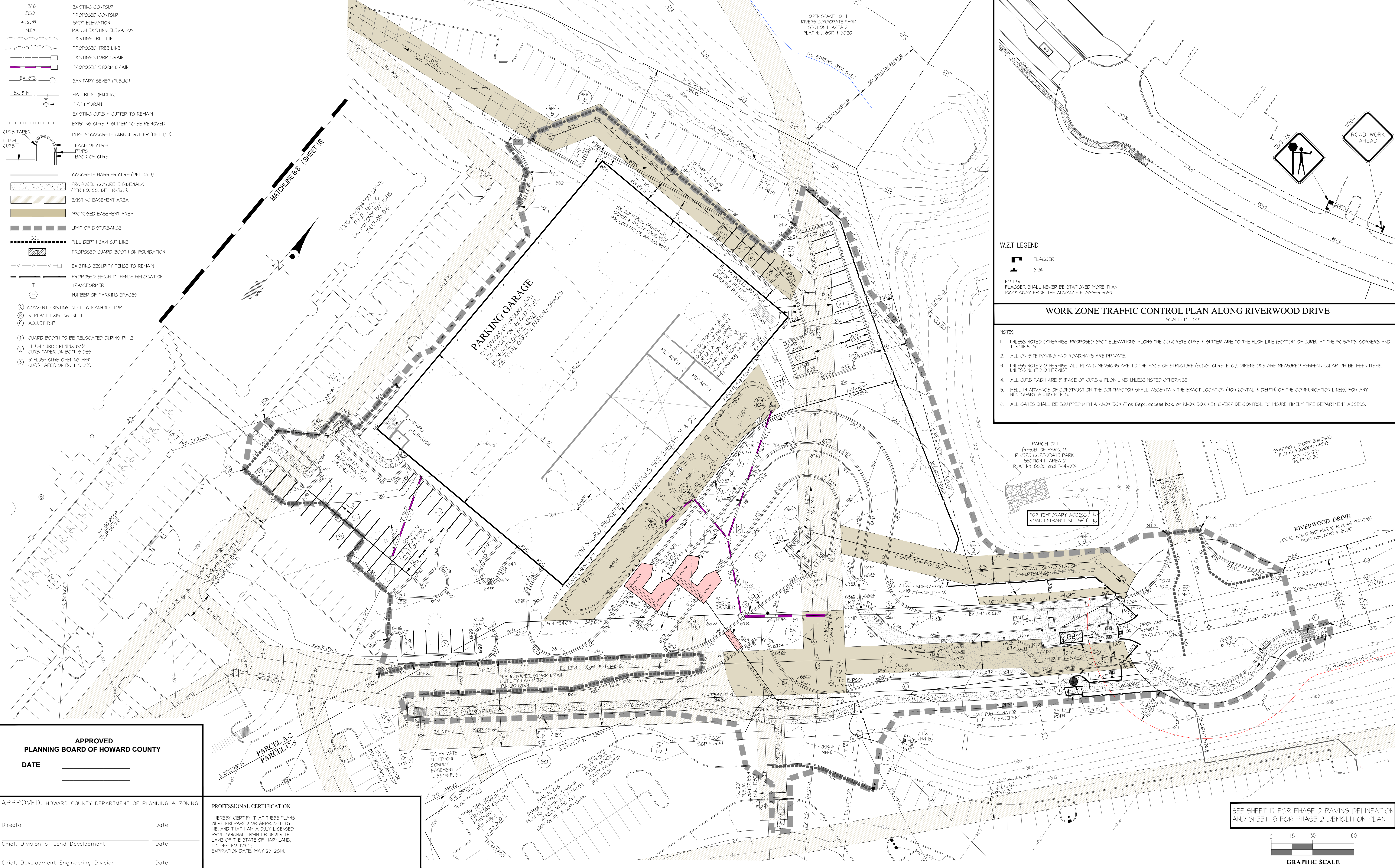
MMcL/KS/TKM/jb

LEGEND (PHASE 2)



- (A) CONVERT EXISTING INLET TO MANHOLE TOP
(B) REPLACE EXISTING INLET
(C) ADJUST TOP
(1) GUARD BOOTH TO BE RELOCATED DURING PH. 2
(2) FLUSH CURB OPENING W/3' CURB TAPER ON BOTH SIDES
(3) 5' FLUSH CURB OPENING W/3' CURB TAPER ON BOTH SIDES

MATCHLINE B-B (SHEET 18)



W.Z.T. LEGEND



NOTES:
FLAGGER SHALL NEVER BE STATIONED MORE THAN 1000' AWAY FROM THE ADVANCE FLAGGER SIGN.

WORK ZONE TRAFFIC CONTROL PLAN ALONG RIVERWOOD DRIVE

SCALE: 1" = 50'

NOTES:

- UNLESS NOTED OTHERWISE, PROPOSED SPOT ELEVATIONS ALONG THE CONCRETE CURB & GUTTER ARE TO THE FLOW LINE (BOTTOM OF CURB) AT THE PCS/PTS, CORNERS AND TERMINUSES.
- ALL ON-SITE PAVING AND ROADWAYS ARE PRIVATE.
- UNLESS NOTED OTHERWISE, ALL PLAN DIMENSIONS ARE TO THE FACE OF STRUCTURE (BLDG., CURB, ETC.). DIMENSIONS ARE MEASURED PERPENDICULAR OR BETWEEN ITEMS, UNLESS NOTED OTHERWISE.
- ALL CURB RADI ARE 5' (FACE OF CURB @ FLOW LINE) UNLESS NOTED OTHERWISE.
- WELL IN ADVANCE OF CONSTRUCTION, THE CONTRACTOR SHALL ASCERTAIN THE EXACT LOCATION (HORIZONTAL & DEPTH) OF THE COMMUNICATION LINE(S) FOR ANY NECESSARY ADJUSTMENTS.
- ALL GATES SHALL BE EQUIPPED WITH A KNOX BOX (Fire Dept. access box) or KNOX BOX KEY OVERRIDE CONTROL TO INSURE TIMELY FIRE DEPARTMENT ACCESS.

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director
Chief, Division of Land Development
Chief, Development Engineering Division

PROFESSIONAL CERTIFICATION

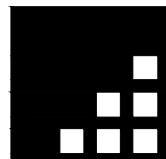
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12875, EXPIRATION DATE: MAY 26, 2014.

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK
BURTONTOWN, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\06003\SDP\06003_15_SDP (ph2).dwg DES: MBT DRN: KLP CHK: CKG

DATE REVISION BY APPR.



PREPARED FOR:
OWNER/DEVELOPER
COPT Riverwood, LLC
c/o COPT DEVELOPMENT SERVICES, LLC
6711 COLUMBIA GATEWAY DRIVE, SUITE 300
COLUMBIA, MD 21046
Phone: 443-285-5400
Attn: DAVID NORFOLK

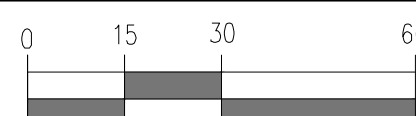
SITE DEVELOPMENT PLAN (PHASE 2)

RIVERS CORPORATE PARK
SECTION 1, AREA 2
PARCELS 'A-2', 'C-5' and 'C-6'
PLAT NO. 11730, 20428-20429, 21387 and F-14-059

GUILFORD ELECTION DISTRICT No. 6

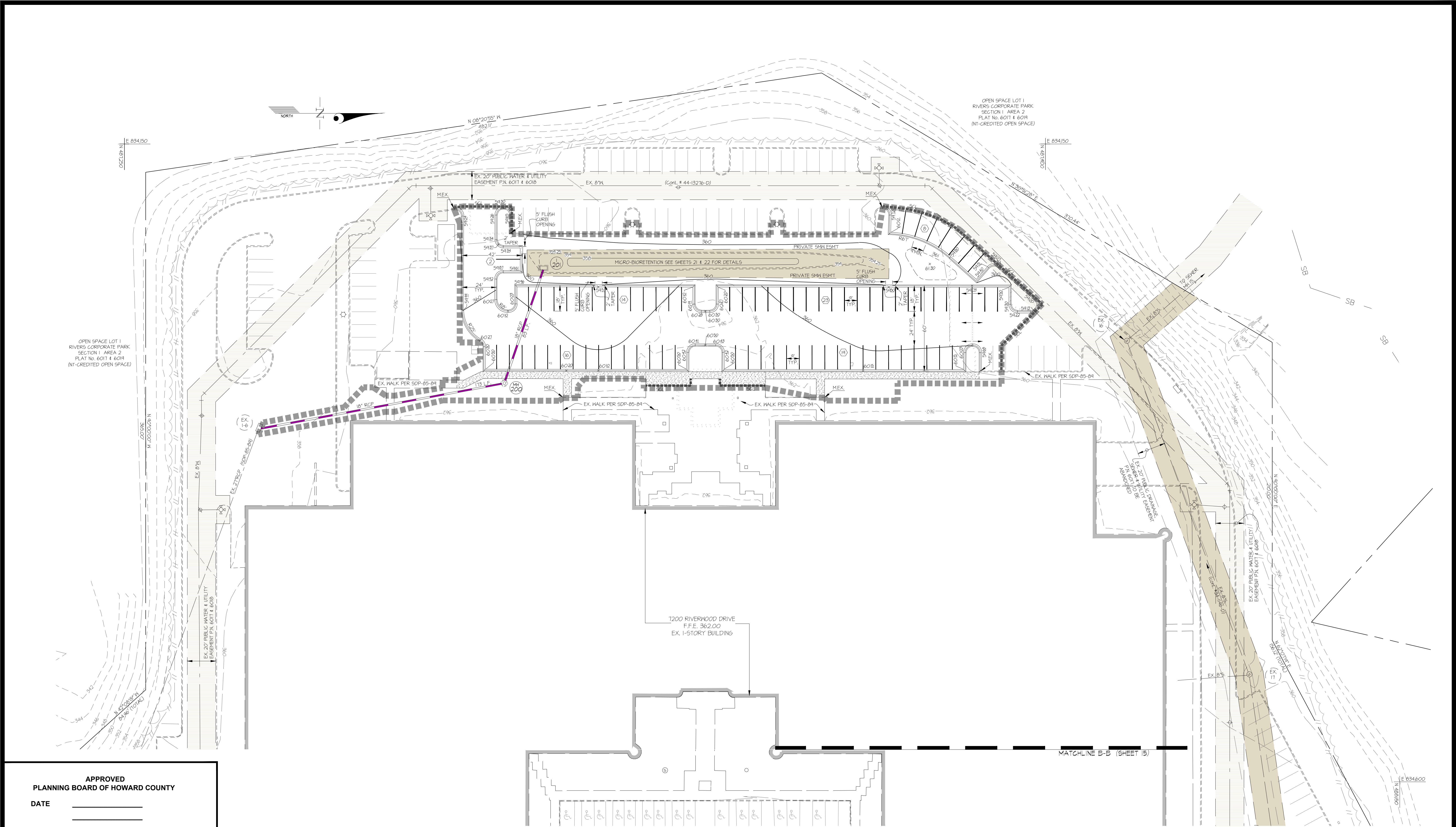
HOWARD COUNTY, MARYLAND

SEE SHEET 17 FOR PHASE 2 PAVING DELINEATION
AND SHEET 18 FOR PHASE 2 DEMOLITION PLAN



GRAPHIC SCALE

| SCALE | ZONING | G. L. W. FILE NO. |
|-----------|----------------|-------------------|
| 1" = 30' | NT-EC, IND | 06003 |
| DATE | TAX MAP - GRID | SHEET |
| DEC. 2013 | 41 - 12 | 15 OF 23 |



| | |
|---|-------|
| APPROVED PLANNING BOARD OF HOWARD COUNTY | |
| DATE | _____ |

| | |
|--|---|
| APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING | PROFESSIONAL CERTIFICATION |
| Director _____ Date _____ | I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12815, EXPIRATION DATE: MAY 26, 2014. |
| Chief, Division of Land Development _____ Date _____ | |
| Chief, Development Engineering Division _____ Date _____ | |

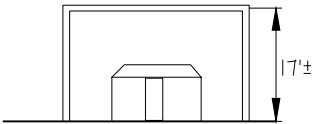
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CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 FAX: 301-421-4186
BALT: 410-380-1820 DC/VA: 301-389-2524

| DATE | REVISION | BY | APP'R |
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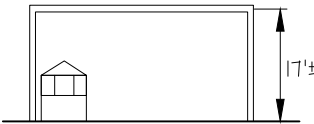
PREPARED FOR:
OWNER/DEVELOPER
C/O Riverwood, LLC
C/O CORT DEVELOPMENT SERVICES, LLC
6711 COLUMBIA GATEWAY DRIVE, SUITE 300
COLUMBIA, MD 21046
Phone: 443-285-5400
Attn: DAVID NORFOLK

SITE DEVELOPMENT PLAN (PHASE 2)
RIVERS CORPORATE PARK
SECTION 1, AREA 2
PARCELS 'A-2', 'C-5' and 'C-6'
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HOWARD COUNTY, MARYLAND

| | | |
|-------------------|---------------------------|----------------------------|
| SCALE 1"=30' | ZONING NT-EC, IND | G. L. W. FILE No. 06003 |
| DATE DEC. 2013 | TAX MAP - GRID 41 - 12 | SHEET 16 OF 23 |

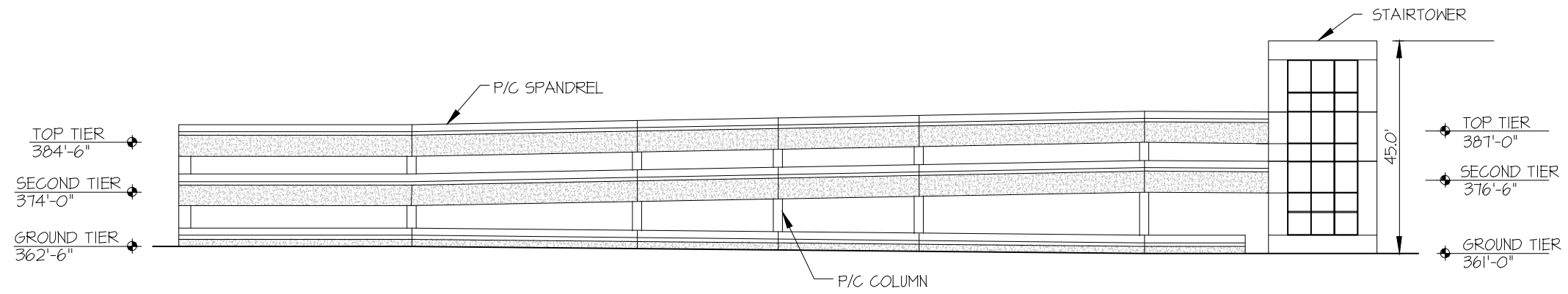


PEDESTRIAN ENTRANCE CANOPY



GUARD BOOTH CANOPY

CANOPY ELEVATIONS



PARKING GARAGE (West) ELEVATION

